



HISTORIC PRESERVATION REVIEW APPLICATION

Date Submitted: MARCH 2022

PDS Activity Number: T21CM06430

HPZ Case Number: _____

Property Development Name: STUDIO/STORAGE CARPORT ADDITION

Property Address: 721 N. 3rd AVE

Pima County Assessor Parcel Number(s): 11703324A

HPZ: Armory Park Barrio Historico El Presidio Fort Lowell West University

Applicant Name: MARK O'HAGIN Owner Architect/Designer Other

Applicant Address: 6540 S. AV. DON FERNANDO

City/State/Zip: TUCSON AZ 85757

Phone: 520 909 0470 Email: mpohagin@OUTLOOK.COM

Property Owner Name: DSW PROPERTIES III LLC

Property Owner Phone: _____

Property Owner Email: _____

Description of Use (if Resident Artisan): _____

Signature of Owner: _____

Signature of Applicant (if not owner): Mark A. O'Hagin

PROPOSED NEW CONSTRUCTION or ALTERATION
A STORAGE, ART STUDIO WITH SINGLE CARPORT

By state law, we cannot initiate a discussion with you about your rights and options,
but we are happy to answer any questions you might have.



HISTORIC PRESERVATION REVIEW APPLICATION

Site Plan and Elevations

- Plans must be dated.
- Include the proposed layout of all structures and other improvements including: driveway, pedestrian ways, existing landscape features, proposed landscape areas, walls and fences, off-street parking and loading areas.
- Indicate the location of property lines, public right-of-ways, property entrances and exits, direction of traffic flow in and out of the off-street parking and loading areas, location of each parking space, each loading berth, and areas for turning and maneuvering vehicles.
- Plans and elevations must be drawn or sketched to scale with relevant dimensions labeled.
- Include specifications as to type, color and texture of exterior of proposed structures.
- Interior floor plans are not required for historic design review unless they show features that will be visible from the exterior.

Development Zone

- On aerial photograph, label subject parcel and all outline all parcels within development zone.

Signs

- Include a sign plan, drawn to scale showing the location, size design, materials, color, lettering and methods of attachment and illumination.

All projects must **FIRST** be submitted for site review at the PDSD, 1st floor Zoning Review counter, 201 North Stone Avenue (791-5550). PDSD staff will review the application and identify all portions of the UDC with which compliance is required. The applicant will be provided with a written report identifying any additional requirements.

If historic design review is required, contact Lead Planner Michael Taku (520-837-4963) to initiate the process.

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I HAVE RECEIVED ALL RELATED DOCUMENTATION TO THIS "HISTORIC PRESERVATION ZONE" APPLICATION, SEC 5.8 OF THE CITY OF TUCSON UNIFIED DEVELOPMENT CODE, TECHNICAL STANDARD 9-02 0.0 AND DESIGN REVIEW GUIDELINES FOR THE HPZ TO WHICH THIS APPLICATION APPLIES.

Applicant: Mark A. O'Hagan

Date: 3 2022



NEW BUILDING ADJACENT NORTH OF EXIST. RES



THREE STORY STRUCTURE ADJACENT NORTH OF PROPOSED STUDIO, STORAGE, CARPORT STRUCTURE



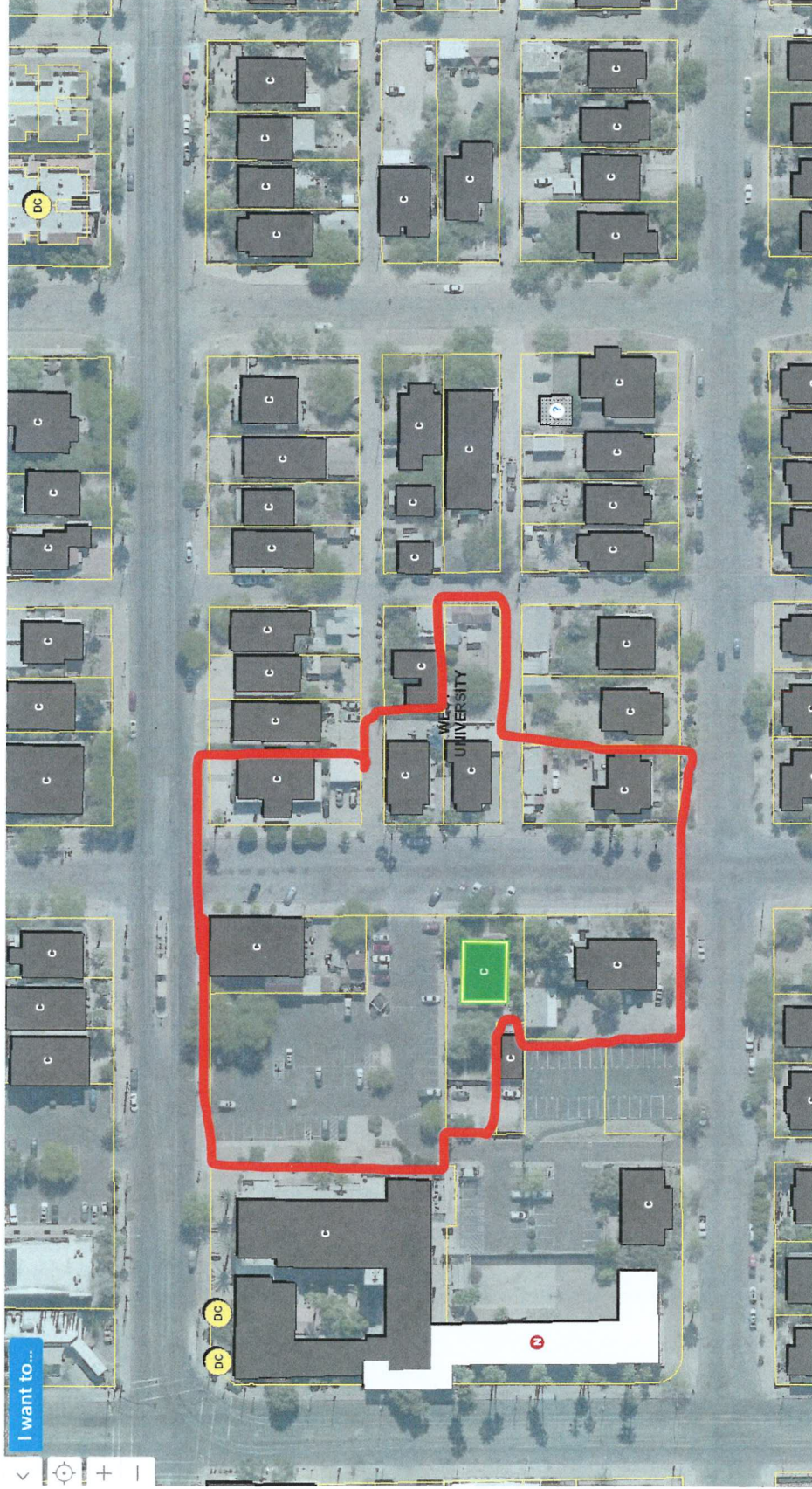
REAR YARD OF 721 N. 3RD AVE



8 AM
TO
5 PM
MON - FRI

FRONT OF HOUSE 721 N. 3RD AVE. (NOTE STUCCO TEXTURE OF WALL MATCHES RESIDENCE

Development Zone for 721 N 3rd Avenue



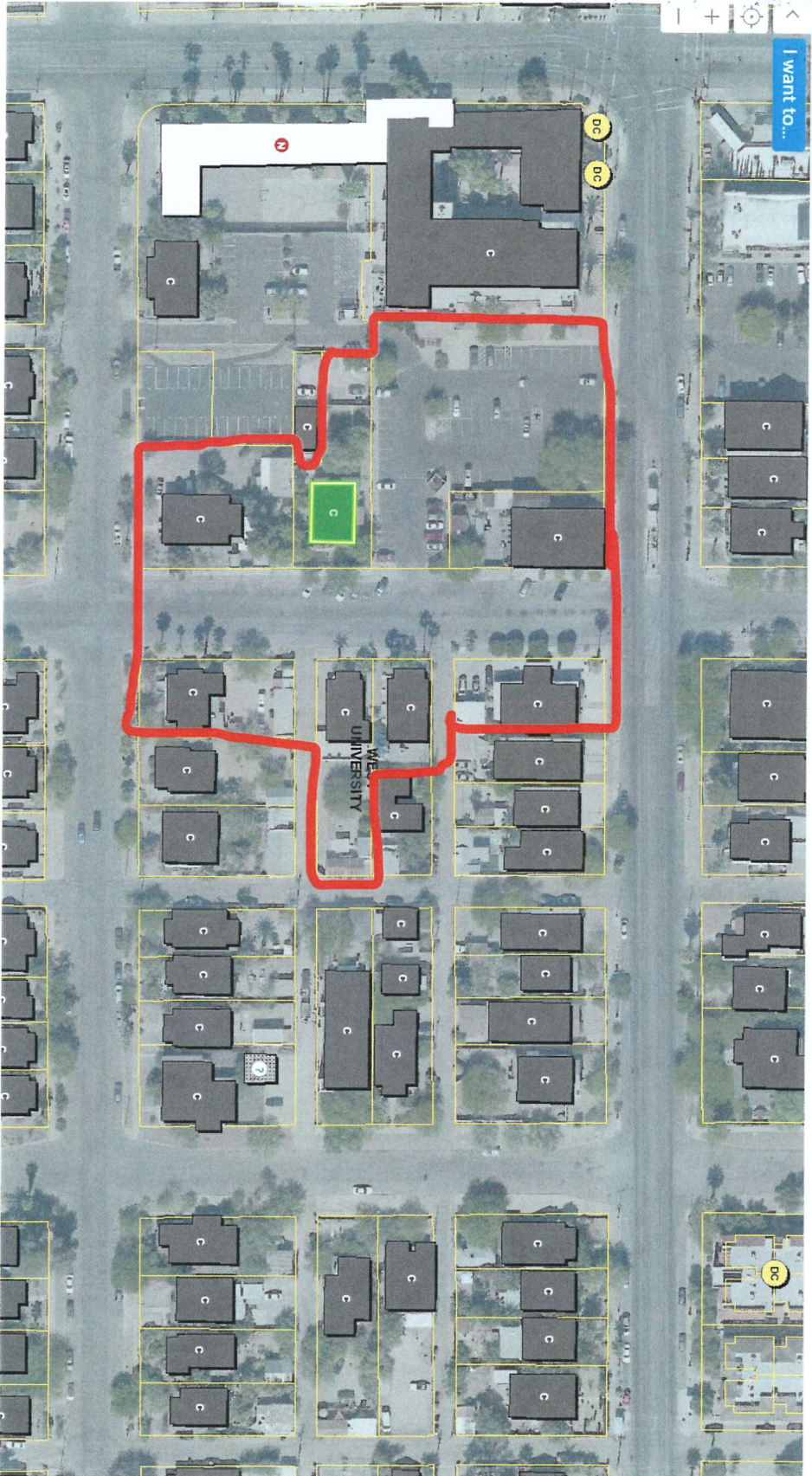
DEVELOPMENT ZONE DOES NOT SHOW NEW LARGE STRUCTURES TO THE NORTH

THIS PROPOSAL, DATED APRIL 4, 2022 INCLUDES THE INTENTION TO BUILD A STORAGE/STUDIO AT REAR OF PROPERTY LOCATED AT 721 N. 3rd Ave. IN Tucson AZ. A CARPORT WILL BE INCLUDED, SEWER HOOKUP TO BE MADE AT REAR OF PROPERTY, AS WELL AS GAS AND ELECTRIC BROUGHT FROM FRONT HOUSE. LARGE COMMERCIAL PROPERTIES AND THEIR PARKING MAKE UP NORTH AND WEST SIDE OF PROPERTY, AND 6' WALL SURROUNDS ENTIRE PROPERTY SO NEIGHBORHOOD IMPACT IS EXPECTED TO BE MINIMAL.

THANK YOU,

Mark A. O'Higgins

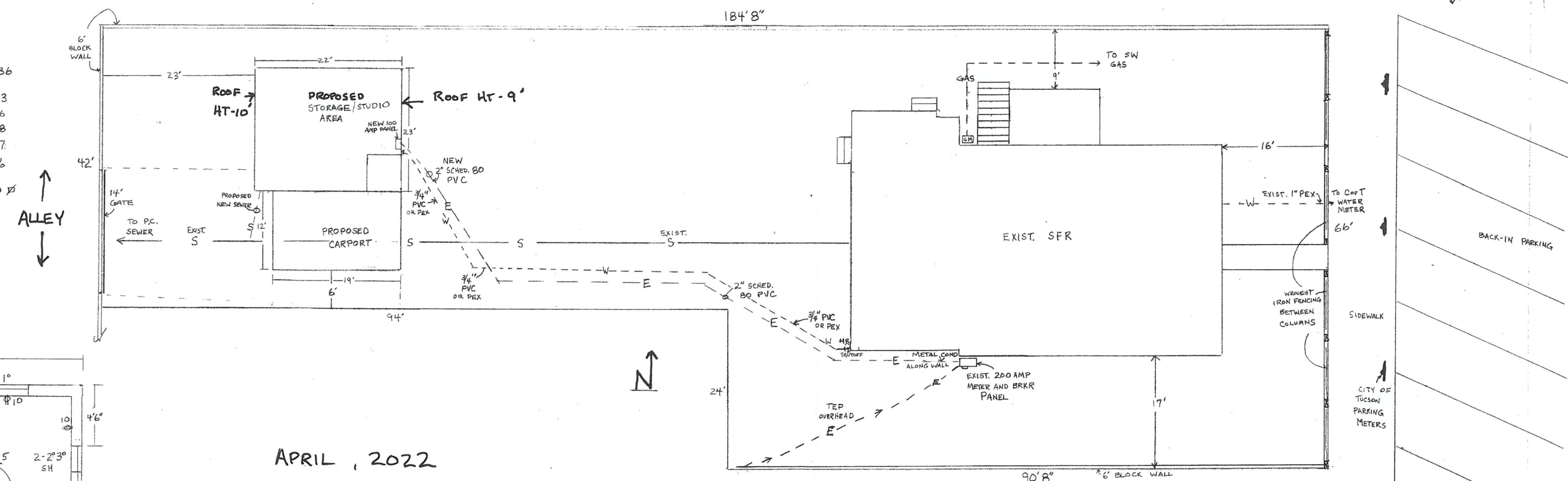
Development Zone for 721 N 3rd Avenue



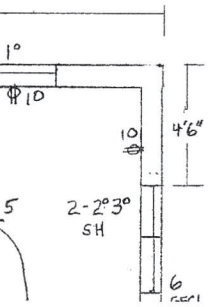
PARKING FOR 3-STORY STRUCTURE

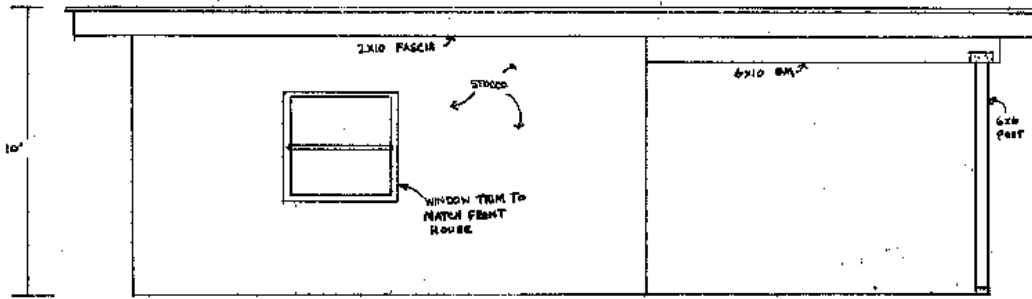
PARKING FOR TIME MARKET CLIENTELE

N. 3rd ST

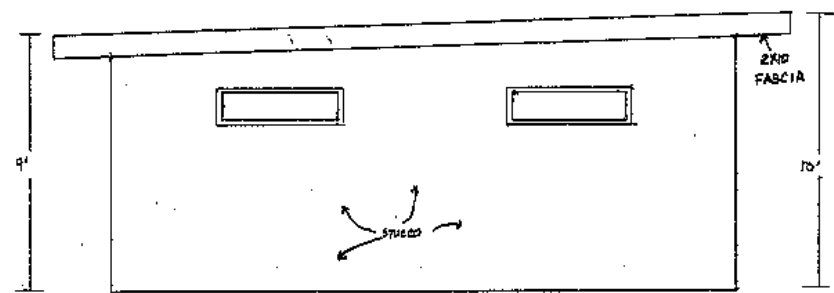


APRIL, 2022
 PLOT PLAN FOR 1/4" = 1 FT
 721 N. 3rd AVE





WEST ELEVATION SCALE: 3/16" = 1'



NORTH ELEVATION

